Davidson County DEEDWARR
Recvd: 03/23/07 15:29 3 pgs
Fees:18.00 Taxes:214.87
20070323-0035535

THIS INSTRUMENT PREPARED BY:
Ronald B. Buchanan, Attorney at Law
165 Indian Lake Blvd, Suite 101,
Hendersonville TN 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Melvin Wyatt, et ux	Melvin Wyatt, et ux 1227 Berwick Trail Madison TN 37115	52-16A-83

FOR AND IN CONSIDERATION of the sum of Ten Thousand and 00/100 Dollars ($10,000.00), cash in hand paid and other good and valuable consideration, including the assumption of a mortgage payable to Earnest A. Sircy, Jr. of record as Instrument Number 20020820-0100562, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, I, **ROSE M. PARKER**, a single person, hereinafter referred to as Grantor, have this day bargained and sold, and do hereby transfer and convey unto the said **MELVIN WYATT and wife, LINDA WYATT,** hereinafter jointly referred to as Grantee, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Certain real estate in Davidson County, Tennessee, being Apartment Unit K-83 of Neely's Bend Condominium created under Title 64, Section 2701 *et seq.* as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is here made to the plat of Neely's Bend Condominiums of record in Plat Book 5200, Page 200, said Register's Office for a complete identification and description of said Unit.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set forth in Section 64-2701, *et seq.* of the Tennessee Code Annotated as amended and subject to the provisions and requirements thereof; and subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established thereon; and including, without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained

in the Master Deed establishing a Horizontal Property Regime of Neely's Bend Condominiums of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Rose M. Parker by deed from Ernest A. Sircy, Jr. recorded as Instrument Number 20020820-0100561, Register's Office for Davidson County, Tennessee, simultaneously herewith.

This conveyance is made subject to all easements and restrictions of record.

This is improved property known as 1301 Neelys Bend Road, Unit K-83, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, Their heirs and assigns forever.

I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as of record.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantee, their successors, heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS MY HAND this 16th day of March, 2007.

GRANTOR:

Rose M. Parker

ROSE M. PARKER

GRANTEES:

Melvin Wyatt

MELVIN WYATT

Linda Wyatt

LINDA WYATT

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $58,073.78.

Rose M. Parker

Sworn to and subscribed before me on this the 16th day of March, 2007.

Ronald B. Burkhart

NOTARY PUBLIC

My Comm. Expires: 08/09/10

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, **ROSE M. PARKER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 16th day of March, 2007.

Ronald B. Burkhart

NOTARY PUBLIC

My Comm. Expires: 08/09/10

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, **MELVIN WYATT and wife, LINDA WYATT**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 21st day of March, 2007.

Beth M. Woodard

NOTARY PUBLIC

My Comm. Expires: 09-08-07

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